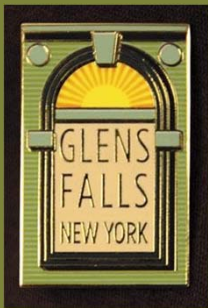


Market Square
at
South Street

Conceptual Layout & Design

Public
Presentation
at
Crandall Library



by
Mayor Daniel L. Hall

August 13, 2019



**Downtown
Revitalization
Initiative**

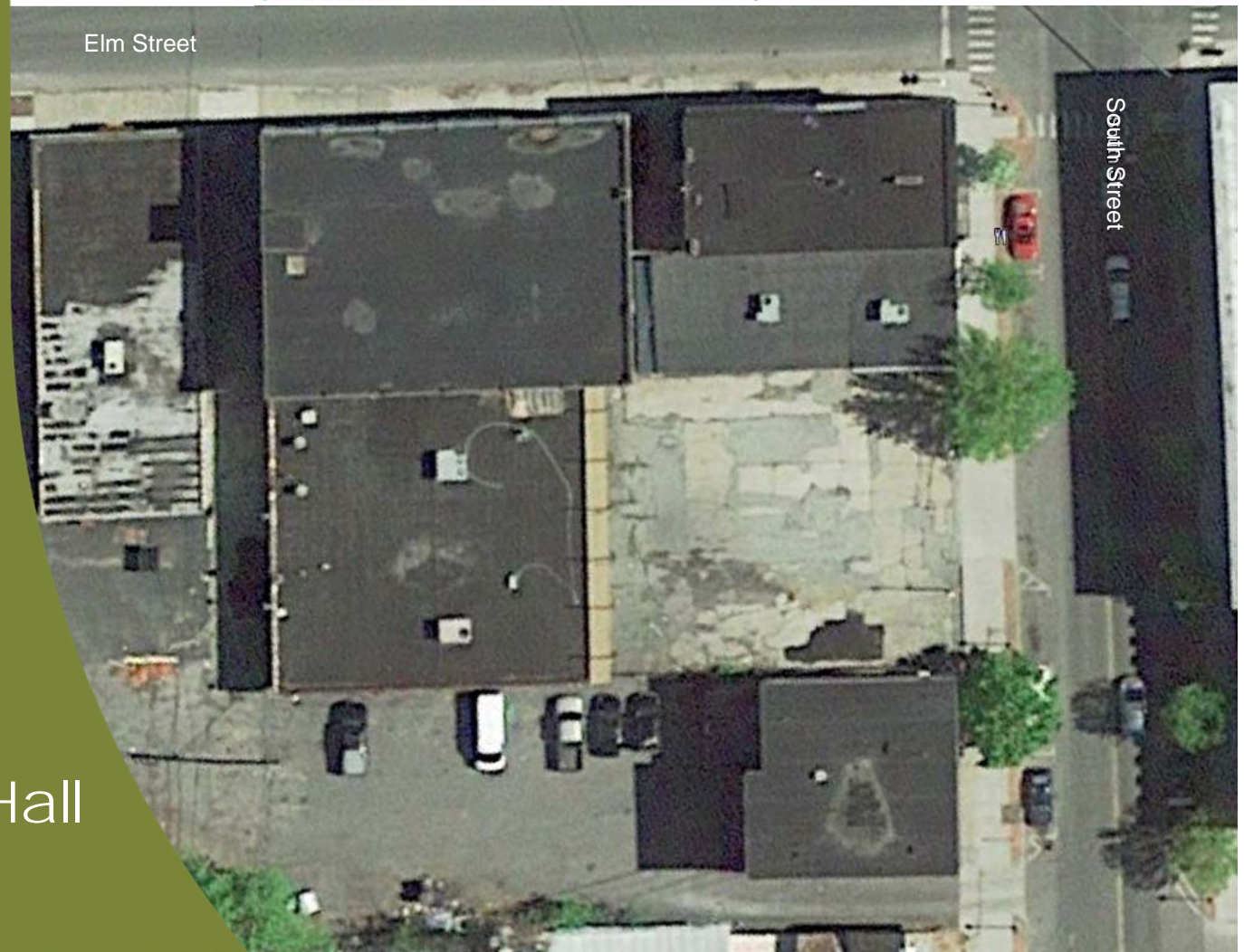
This project is funded with funds provided from New York State through the NYS Downtown Revitalization Initiative and the Restore NY programs

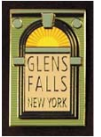


The LA GROUP

Landscape Architecture & Engineering P.C.

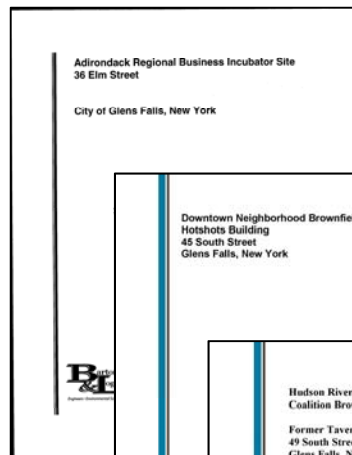
People. Purpose. Place.



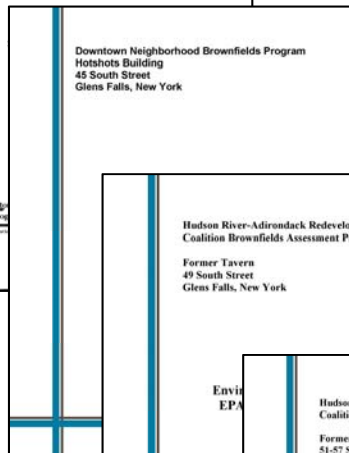


Project Reports Completed to Date:

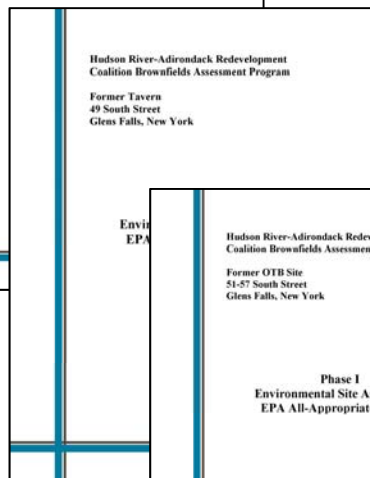
Risk Assessment and Haz. Mat. Reports
Barton & Loguidice
Flatley-Read, Inc.



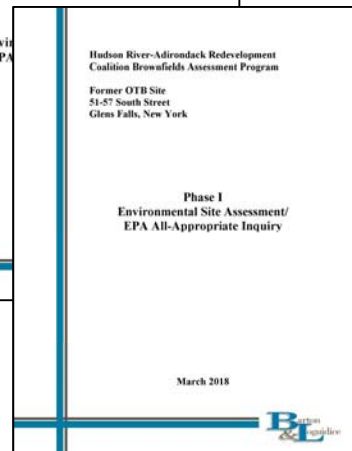
36 Elm St.



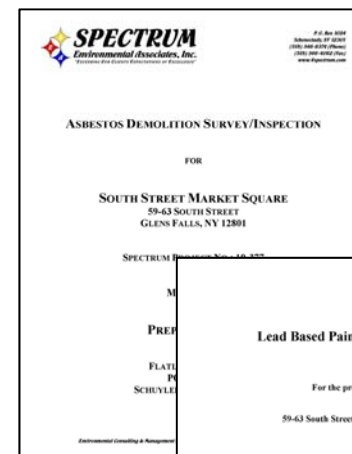
45 South St.



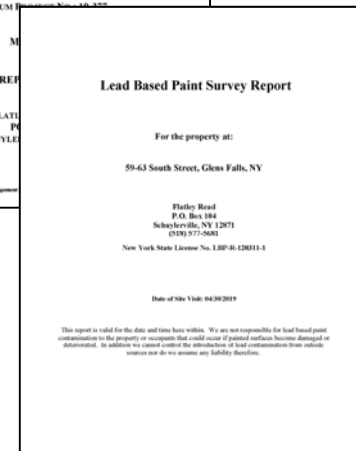
49 South St.

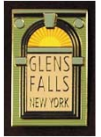


51-57 South St.



59-63 South St.

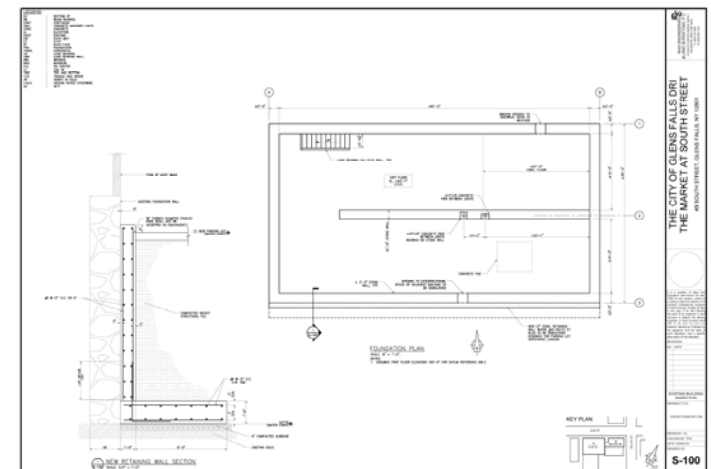
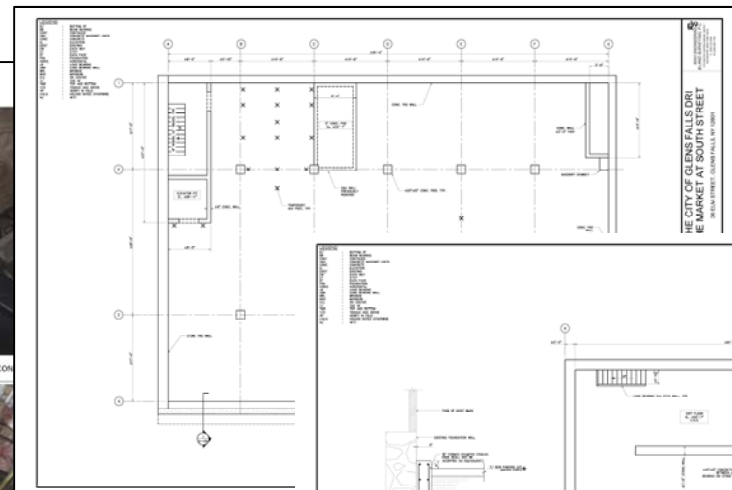
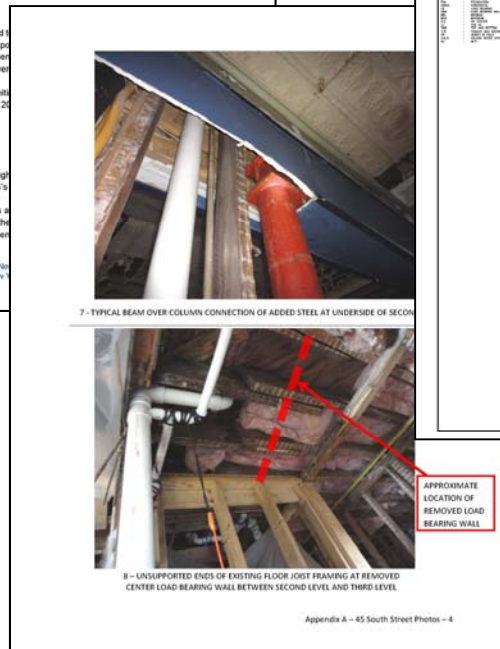
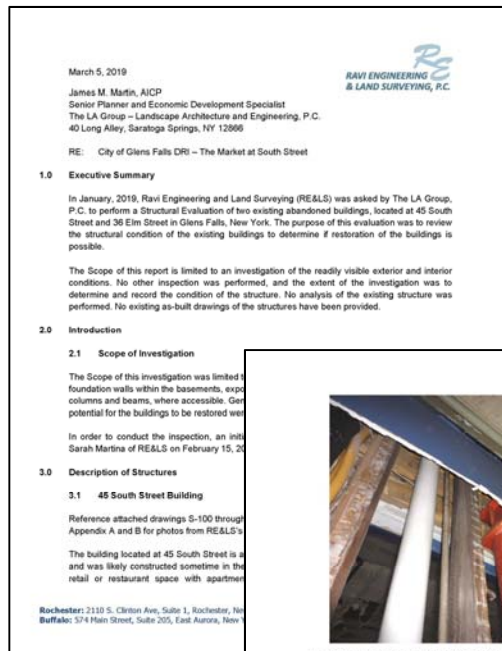




Project Reports Completed to Date:

Structural Analysis Ravi Engineering

For: 49 South St. & 36 Elm St.



**Downtown
Revitalization
Initiative**

This project is funded with funds provided from New York State through the NYS Downtown Revitalization Initiative and the Restore NY programs



The LA GROUP



Project Reports Completed to Date:

Phase 1A Archaeological Report – Project Area Ed Curtin

DRAFT

PHASE 1A ARCHAEOLOGICAL SURVEY

PROPOSED SOUTH STREET MARKET SQUARE
SOUTH STREET AT ELM STREET
CITY OF GLENS FALLS
WARREN COUNTY, NEW YORK

Prepared for
The LA Group
40 Long Alley
Saratoga Springs, New York 12866

Prepared by
Curtin Archaeological Consulting, Inc.
61 Rowland Street
Ballston Spa, New York 12020
(518) 884-7105

Report Authors:
Edward V. Cur
Kirsten Dymo

February:

59-63 South St. Fire – Nov. 2003



NEW YORK
STATE OF
OPPORTUNITY.

Parks, Recreation,
and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESCH
Acting Commissioner

April 9, 2019

Mr. James Martin
Project Consultant
The LA Group
40 Long Alley
Saratoga Springs, NY 12866

Re: ESCC
City of Glens Falls -
49 South Street, Glens
Falls, NY 12033

Dear Mr. Martin:

Thank you for requesting the
Parks, Recreation and Historic
Preservation Division to review
materials in accordance with the
14.09 of the New York State
Parks, Recreation and Historic
Preservation Law. We do not include potential
involved in or near your project
review of the project pursuant to
Environmental Conservation Law
(ECL).

We have reviewed the submitted
1. Building 45-47 South St.
which is listed in the State
a. It will be rehabilitated.
b. Please provide a plan
explains the proposed
are preferred.
c. If the Federal Tax Credit
used for this project.
d. Please provide a plan
building. Please provide
document prior to submitting
2. Building 49 South St.
which is listed in the State
a. Since the building is
the proposed project.

b. Since the building is within the listed historic district, please provide
renderings/massing and or design documents illustrating any proposed new
construction on the site. We will be reviewing any proposed work to ensure it is
compatible with the existing historic district.

3. Building 59-63 South Main Street is a non-contributing building to the Three Squares
Historic District which is listed in the State and National Registers of Historic Places.
a. Since the building is non-contributing to the district we have no concerns with
the proposed demolition.

b. Since the building is within the listed historic district, please provide
renderings/massing and or design documents illustrating any proposed new
construction on the site. We will be reviewing any proposed work to ensure it is
compatible with the existing historic district.

4. Building 51-57 South Street is not eligible for the State and National Registers of Historic
Places.
a. Since the building is not eligible, we have no concerns with its proposed
demolition.

b. Since the building location is next to the historic district, we request
renderings/massing and or design documents illustrating any proposed new
construction on the site. We will be reviewing any proposed work to ensure it is
compatible with the existing historic district.

5. Building 36 Elm St is eligible for listing in the State and National Registers of Historic
Places.
a. We understand it will be rehabilitated as part of this project.
b. Please provide plans/specifications/renderings or documentation that fully
explains the proposed redevelopment. Preliminary and/or pre-final documents
are preferred.
c. If the Federal and State Rehabilitation Tax Credit program is proposed to be
used for this rehabilitation, please let us know.
d. Please provide existing conditions photographs of the interior and exterior of this
building. Photos should be keyed to a site or building plan illustrating the location
and direction of each image. Images can be gathered into a work or powerpoint
document prior to uploading to our digital system CRIS.

We would appreciate the requested information be provided via our Cultural Resource
Information System (CRIS) at www.nysparks.com/shp/online-tools/. Once on the CRIS site, you
can log in as a guest and choose "submit" at the very top menu. Next choose "submit new
information for an existing project." You will need this project number and your e-mail address.

If you have any questions, I can be reached at 515-265-2181.

Sincerely,

Beth A. Cumming
Senior Historic Site Restoration Coordinator
e-mail: beth.cumming@parks.ny.gov

via e-mail only

NYSHPO Sign-off



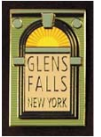
**Downtown
Revitalization
Initiative**

*This project is funded with funds provided from New
York State through the NYS Downtown Revitalization
Initiative and the Restore NY programs*

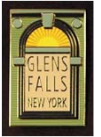


**Architects and
Planners, P.C.**

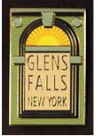
The LA GROUP



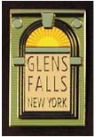
Market Square at South Street



Market Square at South Street

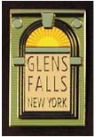


Market Square at South Street



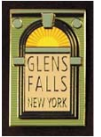
49 South St.

Market Square at South Street



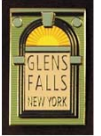
51-57 South St.

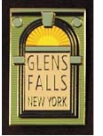
Market Square at South Street



51-57 South St.

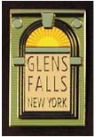
Market Square at South Street





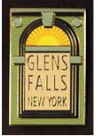
Project Views: Street view





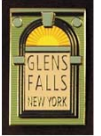
Project Views: Street view looking northeast





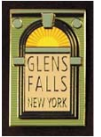
Project Views: Street view looking northwest





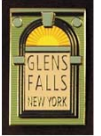
Project Views: Aerial view looking northeast





Project Views: Market building interior back to front

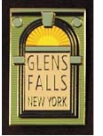




Project Views: Streetscape intersection of South St. and Elm St.



Streetscape intersection of South St. and Elm St.



Property Location:

45 South Street
Glens Falls, NY 12801



Aerial view Downtown Glens Falls - 2019

General Description of the Project:

45 South Street is a contributing building to the Three Squares Historic District and is listed in the State and National Registers of Historic Places. The work at 45 South Street generally involves repair/replacement of existing building elements. Throughout the building's lifespan, elements have been added that are not original nor are they historic features. The west facade has been altered from its original historic facade and will be restored back to clapboard siding. An exterior stair enclosure at the north face of the building will be removed. Once removed, the remaining brick facade will be rehabilitated. A new internal stair will be built to service all floor levels. Along the east facade, the building features a historic signage mural from when it was a pharmacy. This mural will be preserved and remain intact as part of the historical character-defining elements. Through the rehabilitation of building elements along with several miscellaneous improvements, we will respectfully build upon the aesthetic appeal of 45 South Street. Specific improvements include:

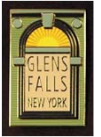
- Repair and/or replacement of exterior trim
- Residing of the exterior walls as noted
- Replacement of all exterior windows
- Refurbishment of all first-floor exterior doors
- Preservation of the existing painted signage mural on east facade. See elevations.
- Miscellaneous improvements include new signage; replacement of fire escape, new entry awning.

For more information on existing interior and exterior conditions, refer to the attached structural report dated March 05, 2019 from RAVI Engineering.



Image courtesy of Building Inventory Form, Division for Historic Preservation, NY State Parks and Recreation Site No. 113-40-0215-001

Market Square at South Street



Existing: South Facade-S.01

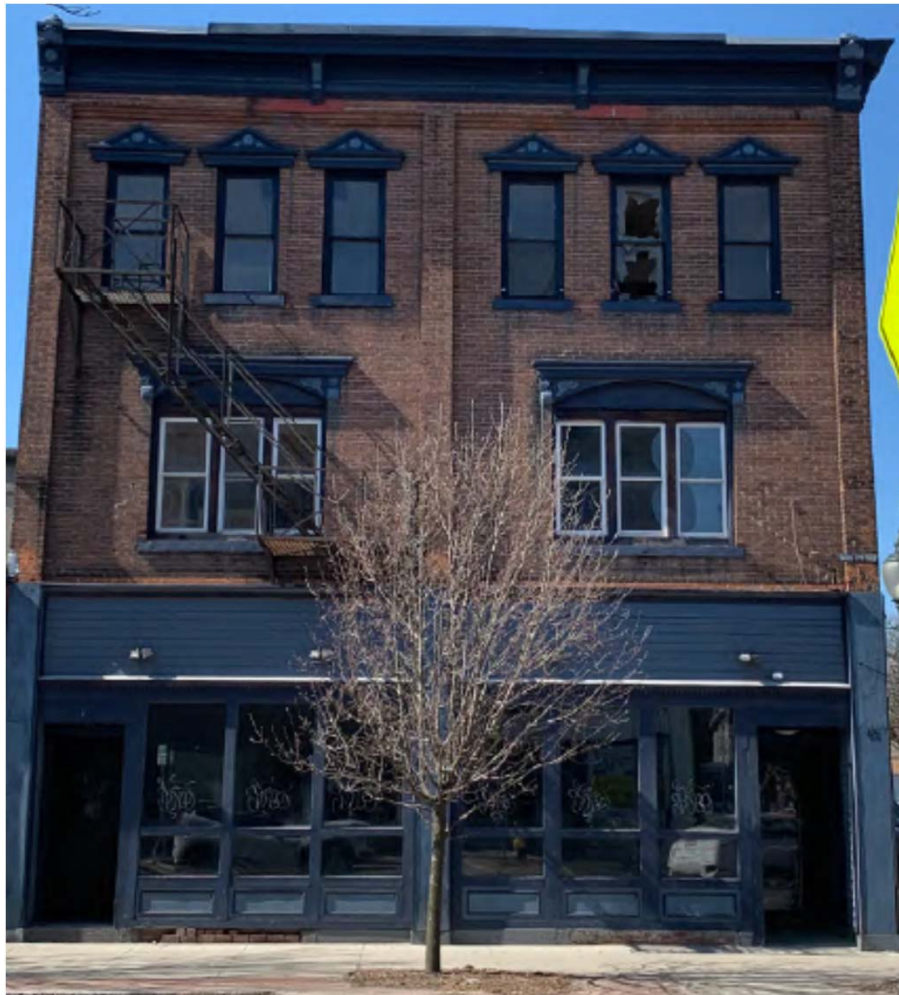
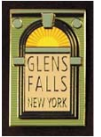


Image Key Plan

Market Square at South Street

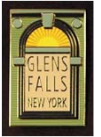


Existing: East Facade-E.01



Image Key Plan

Market Square at South Street



Existing: South Facade-S.01

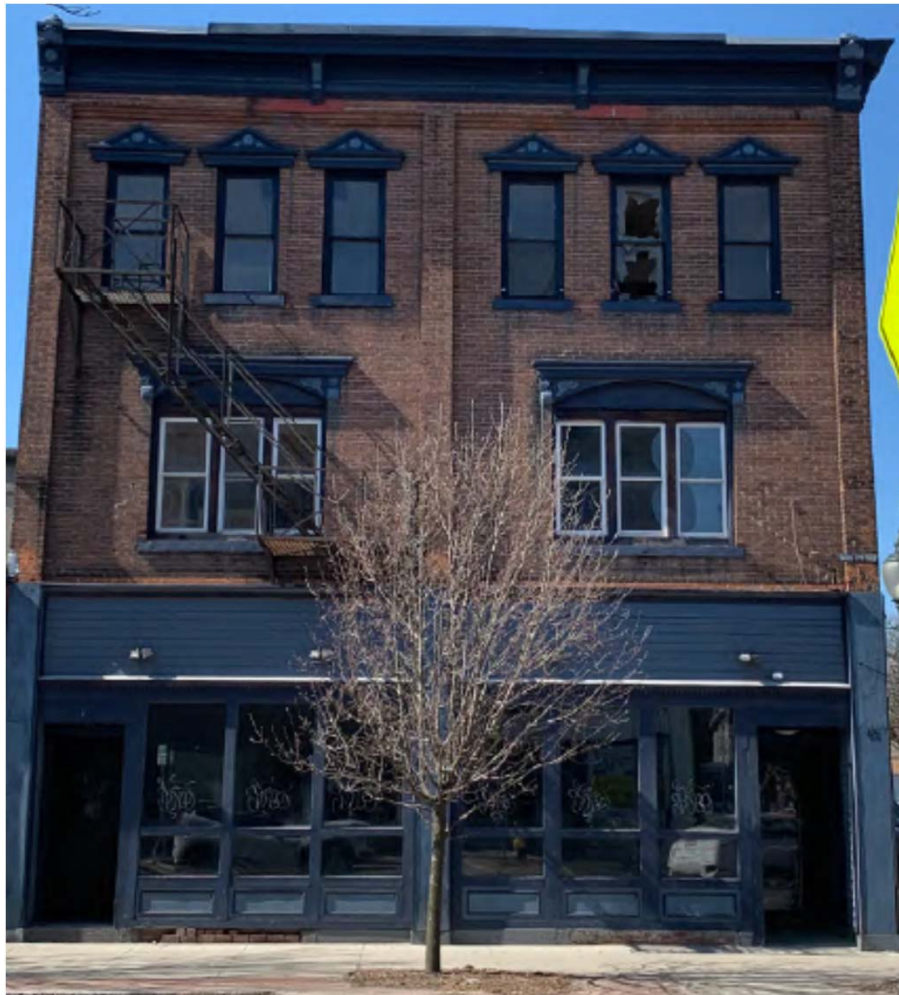
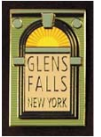


Image Key Plan

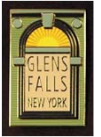
Market Square at South Street



Existing: North Facade-N.01

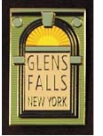


Image Key Plan



Project Views: Streetscape mid-block of Elm St.





Property Location:

36 Elm Street
Glens Falls, NY 12801



Aerial view Downtown Glens Falls - 2019

General Description of the Project:

The work at 36 Elm Street generally involves repair/replacement of existing building elements. 36 Elm Street is listed as an eligible contributing building to the Three Squares Historic District. Although it is not officially listed as historical the goal of this project is to rehabilitate what once was originally a garment factory built in the early 20th century. Much of the existing facade is intact and will be repaired. Existing window openings will be reestablished and new windows that match the existing historic factory windows will be installed. Through the rehabilitation of building elements along with several miscellaneous improvements will respectfully build upon the aesthetic appeal of 36 Elm Street. Specific improvements include:

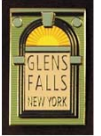
- Patch and repair of exterior walls as noted
- Replacement of all exterior windows
- Removal of exterior infill masonry walls replaced with historically accurate windows.
- Replacement of all first-floor exterior doors
- Miscellaneous improvements include new signage; new entry awnings.

For more information on existing interior and exterior conditions refer to the attached structural report dated March 05, 2019 from RAVI Engineering.



Image courtesy of the Chapman Historical Museum

Market Square at South Street

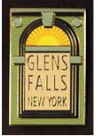


Existing: East Facade-E.01



Image Key Plan

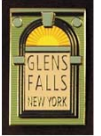
Market Square at South Street



Existing: North Facade-N.01

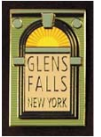


Image Key Plan



Project Views: Streetscape looking south along Elm St.





Project Views: Aerial view looking northwest

